

KINGSWAY COURT HOVE

HE favoured geographical position of the Regency Boroughs of Brighton and Hove on the South Coast, between the South Downs and the sea, will be familiar to most people, as will be the district's reputation as a health resort and high-class residential area, in which the Borough of Hove in particular features prominently for those who wish to live in such an unrivalled position by the sea.

Besides being renowned because of its Regency history and background, the district is well known for its wide avenues and dignified squares, its historic 'Lanes', and many buildings of architectural merit, as well as its many splendid parks, gardens, and stadia, and not least for its seven miles of magnificent sea front.

Here is every amenity, every facility for leisure, pleasure, relaxation, and for every business, recreational or intellectual pursuit, and here are the best climatic conditions the country can offer, linked by a one-hour fast train service to the Metropolis itself.

'Kingsway Court' - General Description

This impressive new block of superb luxury flats overlooking to the south one of the finest seaside thoroughfares on the South Coast, from which it takes its name, is situated in what is unquestionably a premier position in this favourite residential resort on the Sussex coast.

The site itself is almost certainly unique in being bounded on three sides by exceptionally wide roads, and commands panoramic views across the Hove Lawns over the English Channel, across First Avenue to the east towards Brighton and Rottingdean, and to the west across Second Avenue along the Channel towards Shoreham and Worthing.

Every kind of amenity in these well-ordered boroughs is within easy reach. all principal shops are within a few minutes' walking distance, and the one-hourly fast trains to London are available either from Brighton or Hove Stations, on British Railways Southern Region. In addition, many facilities described later in this brochure will be available for the greater comfort and pleasure of the residents within the new building itself.

It has been the desire of the sponsors of this magnificent scheme to provide a building of the highest architectural merit and to finish and equip it in such a way as to ensure that it will rank as one of the finest blocks of flats in the United Kingdom, and no effort has been spared to arrange all matters for the greatest possible convenience, pleasure, safety, and general well-being of the residents. Great care, cost and skill have been necessary to achieve the very high standards required, and in order to secure these standards the sponsors have retained the services of leading local architects, London consulting architects and engineers, surveyors, and contractors of national repute, whose names they have pleasure to set out later in this brochure.

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Chartered Auctioneers and Estate Agents

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and at TORONTO, CANADA

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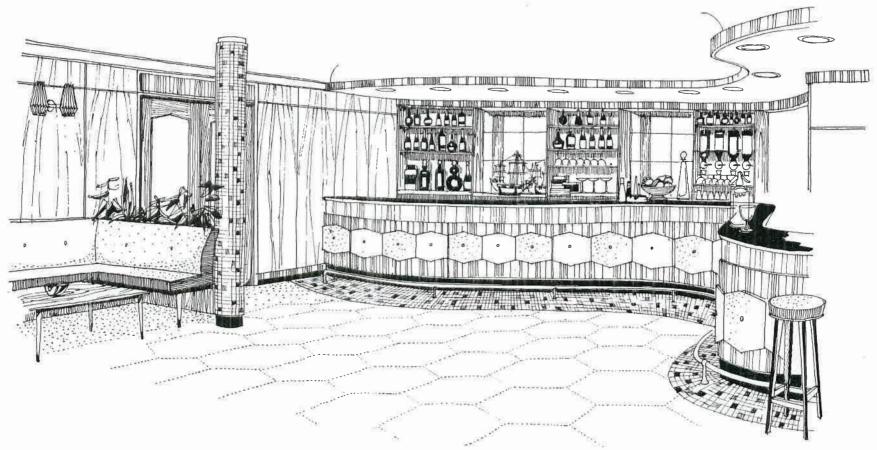
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TORONTO, CANADA



An impression of one of the Bars

To ensure that there will be a minimum of inconvenience to the residents, the building has been designed and materials and equipment selected in such a way as will necessitate only a minimum of maintenance in years to come. Materials are being specially imported, and many materials, such as bricks, are being specially made for the project. The many special features will include large modern window units to admit maximum light and sunshine, and at the upper floor levels these will be contained in window surrounds of Cornish granite; balconies incorporating an unusual design of stone and mosaic will pattern the principal elevations, while at ground-floor level the split marble wall facings will contrast with the polished marble of the window surrounds.

The central forecourt on the south front is attractively laid out to incorporate lawns, flower-beds, and other features, while on the east and west fronts there will be the main entrances to the flats, which of course will be separate from the subsidiary entrances, for use chiefly in connection with the cocktail bars, restaurant and other ground-floor facilities. Again, quite separate accesses will be provided at the rear of the building for vehicles, tradesmen, etc. All main entrance doors will be controlled to open automatically on approach.

The Ground-Floor and Special Amenities

On the ground floor there will be ten flats for the convenience of those who prefer to live at this level. These flats, which will be some four feet above pavement level, will all have a ceiling height of ten feet and most have special bow windows that look out on the very pleasant forecourt with pathways, lawns, flower-beds. However, the ground floor will be devoted principally to the provision of the amenities which the sponsors consider would be expected by discerning residents in a block of flats of this particular character.

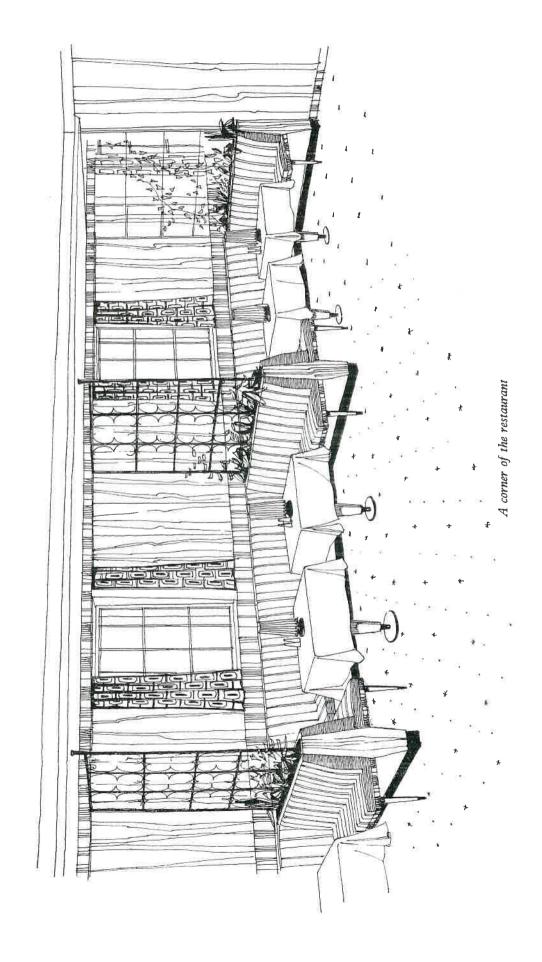
Such amenities will include fully air-conditioned cocktail bars and a superior restaurant, and entered from the main foyer, miniature shops under the direction of the most reputable local firms for the provision of newspapers and cigarettes. In addition there will be hairdressing salons for both ladies and gentlemen.

There will be uniformed porterage services and each flat has an internal telephone connected to the porter and also to an 'electric porter' which provides loudspeaker communication with callers and also pushbutton opening of the main doors after 11 p.m.

Garaging Facilities

A special feature of this new building will be the mechanically ventilated underground car park, which will be laid out to accommodate 106 to 110 cars, and a space will be available for each resident, bounded by two metal posts on the sides and an adjustable locking device in the front. As the pattern of registrations becomes more clear, it may be possible to allocate more than one space to some residents, but in any event there are other parking and garaging facilities in the immediate vicinity.

The underground car park will be approached by a ramp at the rear of the building, with access from First Avenue, and of course all cars will be parked



under cover. The car park will be served by the four passenger lifts for direct access from the car park level to all floors in the building. Each garage space will be let on lease for a term of seven years.

Air-Conditioning

The mechanical services of the building in this relation have been designed with great care. Central plants will be installed to provide an adequate flow of filtered, washed, and heated air to all lounges and bedrooms.

The degree of heat in winter will be controllable by the tenants, and in summer the supply of cooled air, although not refrigerated, will ensure comfort even in torrid summer conditions. The air, both for ventilating and heating, is introduced to these rooms by means of Sulzer 'Klima' induction convectors, which are so designed as to create comfortable air movement in the rooms without noise.

An extractor fan provided in each kitchen ensures that no cooking smells remain in the flats, and that even conditions are created. Internal toilets and bathrooms are served by separate extract ventilation plants. Ventilation will be provided for the staircases and common corridors.

The cocktail bar, lounge and restaurant will be fully air conditioned, heated in the winter and refrigerated in the summer, the air being filtered and washed beforehand.

As far as is known, no other such accommodation with these facilities is

available along the whole of the South Coast, and certainly not in the locality.

Constant Hot Water

Constant hot water will be provided by the central oil-fired boiler plant in the basement.

Equipment and Engineering Services

Apart from essential stairways, all floors will be served by a total of four high-speed 'Waygood-Otis' passenger lifts, again of the most modern and fully automatic type, as well as by two service lifts for trades and staff use.

To ensure that an adequate supply of electricity is available for all the modern equipment, the building will have its own electricity sub-station; and, similarly, to ensure that telephone services will be available to each flat, a 120-line G.P.O. telephone cable is to be brought in to a distribution room within the building.

Radio and television connections will of course be available also for all flats, and a most extensive electrical installation will provide the flats with ample points for all normal uses.

The Living Rooms

The spacious living rooms are arranged in such a way as to attract the



A perspective of an average kitchen

greatest amount of light and sunshine and to enable maximum advantage to be taken of the wide field of view. The living rooms are large and well proportioned and will be equipped with a convector unit encased in a handsome hardwood cabinet, to supply the conditioned air from the system previously described. This will provide more than adequate heating, but at an extra charge, if a tenant so desires, an electrically operated wall panel fire can also be fitted as a 'focal point' to the room.

The Kitchens

All the kitchens are of good size and proportions, and they will be elaborately equipped with a full range of 'Manhatten' kitchen units, all completely plastic laminate faced. The kitchen units will incorporate a specially designed draw-leaf table feature, as well as a stainless steel sink unit and the latest available pattern of electrically operated garbage disposal unit.

The kitchens will in addition be equipped with 5½ cubic feet 'Frigidaire' units of the latest

available pattern and 'Moffat' electric high-level cookers incorporating automatic timing, rotating spit and high-level grill with separate work-top level hot

plates. Space is also provided for a washing or dishwashing machine. 'Moffat' gas cookers and hot plates can be supplied for a small charge if required.

All vulnerable wall surfaces will, of course, feature hygienic ceramic tiles, and the kitchen floors will be covered with high-grade linoleum tiles.

The Bedrooms

The bedrooms, which are good-sized, well-proportioned rooms, will have fitted wardrobes, some with full-length sliding doors and others with hinged doors.

The Bathrooms

The three-bedroom flats and most of the twobedroom flats have two bathrooms.

The principal bathroom in each case will be equipped with a 6 feet long Vogue Harmony coloured bath, an extra-large pedestal basin, a

large mirror, a matching double syphonic low-level suite and a special bathroom cabinet.



A typical Bathroom

Bathrooms walls will be finished with $4\frac{1}{4}$ inch by $4\frac{1}{4}$ inch glazed ceramic wall tiles.

Other equipment will include mirrors over basins and special sockets for electric razors.

The bathroom floors will be finished with unglazed ceramic mosaics with bath panels to match, and cork bath mats will be built in flush with the floors as permanent features.

Secondary bathrooms will be fitted with a built-in shower, fully tiled, and fitted with special-glazed door, a modern bidet, a smaller pedestal basin, and a matching double syphonic low-level suite.

As far as detailed layout of equipment is concerned, owing to the variation between bathrooms, reference must be made to the detailed plans.

The Balconies

Each flat will have a balcony, many of which will be approximately 11 feet long by 7 feet wide, but as the sizes vary between the different flats, where actual dimensions are required, reference must be made to the detailed plans. The balconies will be of structural concrete forming part of the structural frame of the building itself, and the balcony floors will be finished with a tiled surface.

The balcony balustrading will be in lattice-work form and will be constructed of pern white stone topped with a heavy teak handrail.

The Show Flat

Owing to the immense amount of interest which this unusual project has

aroused, and because of the large number of enquiries for flats already received, the sponsors have reached the conclusion that a show flat must be provided for inspection far in advance of the completion of the building.

Thus arrangements have been made by which such a show flat will be ready 1st September, 1962; and will be furnished by Messrs. Jordan & Cook Ltd., 116 Western Road, Brighton; and at Worthing. This will enable intending residents to make firm reservations in respect of the particular flats which they may require so that the necessary legal and other formalities may be put in hand.

The show flat can be inspected only by appointment through the Agents.

Selling

Flats Nos. 56-108 in the Western Block are to be sold on 99-year leases subject to the ground rent enumerated in the Schedule.

An annual charge will be made to cover the cost of maintaining and insuring the structure, lifts and boilers, of providing air conditioning and constant hot water, and of decorating the exterior and interior of the common parts, lighting and cleaning the common parts, and of porterage, management, etc. In view of the difficulty at this stage of estimating the maintenance charge for each flat, a fixed charge has been determined according to the attached Schedule. This fixed charge will be payable for a period of three years. After this period the maintenance charge for each flat will be the actual maintenance cost apportioned according to the respective rateable values.

The lessees will also be responsible for all rates, taxes and other outgoings.

Letting

Flats Nos. 1-54 in the Eastern Block are to be let on leases for terms of seven years, the lessees being responsible for the payment of rates and for interior repairs and decorations. Rent payable quarterly in advance, with the usual covenants regarding quiet enjoyment and such regulations as are required for good estate management. Rents include air conditioning, constant hot water, electric refrigerator, electric 'Moffat' cooker, and electric garbage grinders.

General

A schedule of rents and selling prices showing also the number of bedrooms and approximate floor areas is published as a supplement to this brochure. Priority will be given in the allocation of flats to the tenants who agree to take garage space.

Tenants will be required to provide foam underlay and close carpet all floors except kitchens and bathrooms.

Wallpaper will be supplied by John Gilkes & Sons Ltd., whose showrooms are at 146 North Street, Brighton 1. Up to 15s. per piece book price will be allowed for living rooms and 10s. per piece book price for bedrooms and hall.

For the mutual benefit of tenants it is hoped that all occupants will agree to support the same tradesmen, particularly dairy, newsagent, laundry, and window cleaner, in which connection arrangements can be made with the resident porter.

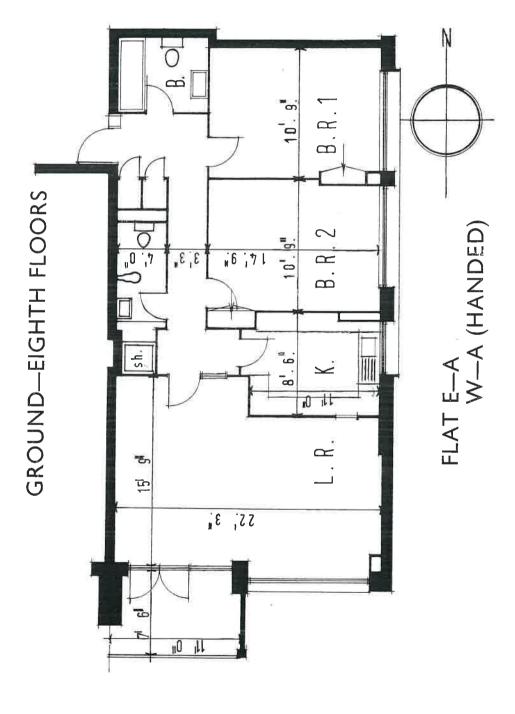
The details as set out in this brochure have been prepared with the greatest care, and although believed to be substantially correct, they are only intended as a guide and do not form the basis of any contract.

The owners reserve the right to withdraw any flats without notice and to make any alterations which they think may be necessary.

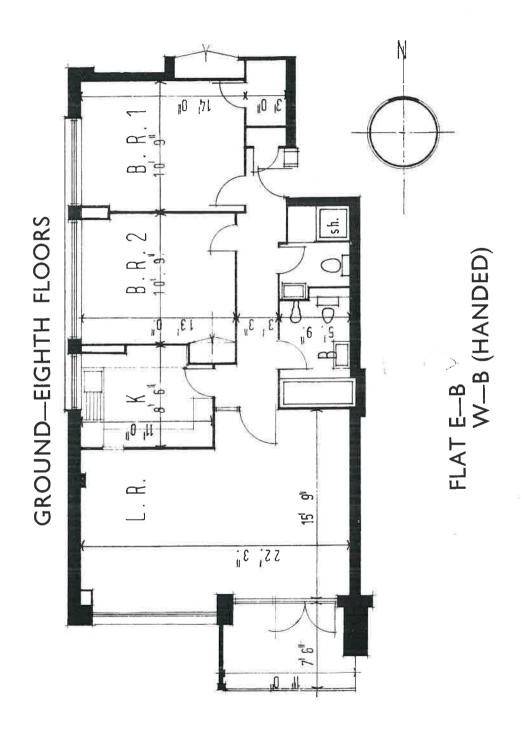
Tenants of the flats will be called upon to pay a reservation fee of £200 to obtain an option for a lease. This sum will be credited as rent if the option is exercised but forfeited if the option is not taken up.

It is anticipated that the flats will be ready for occupation by the 25th March 1963

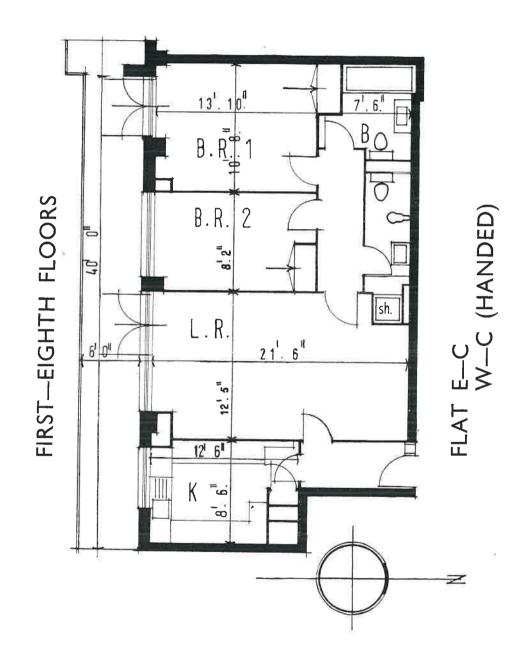
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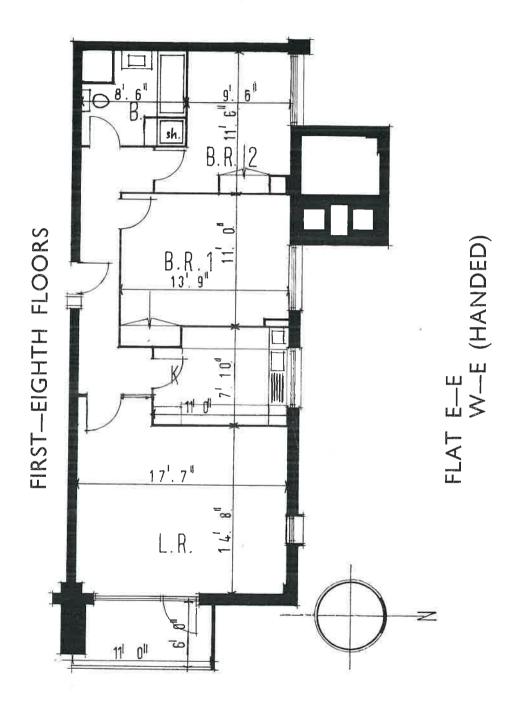


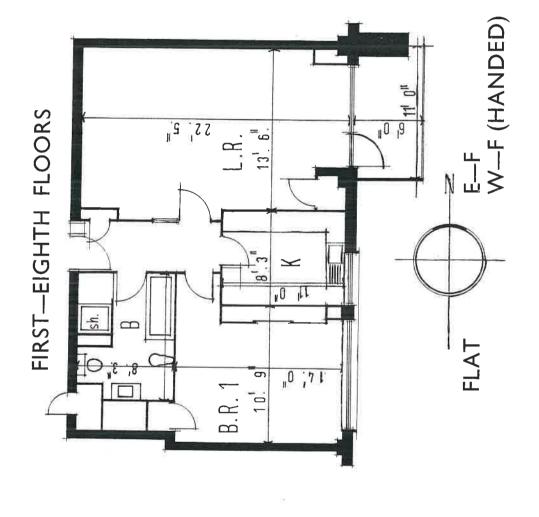




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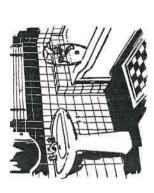
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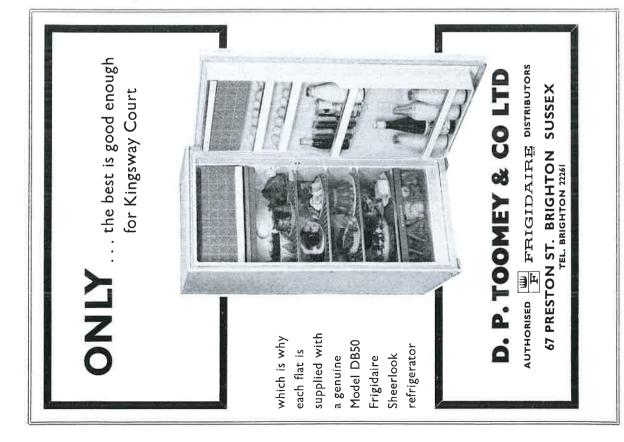
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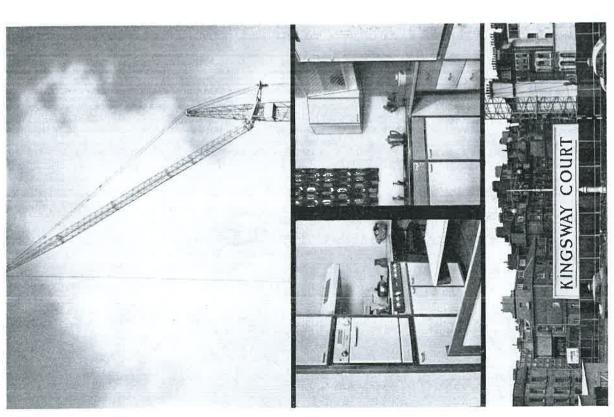
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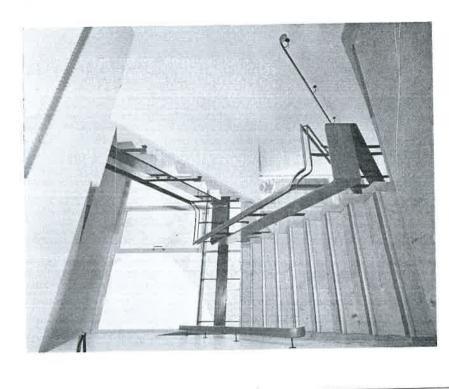


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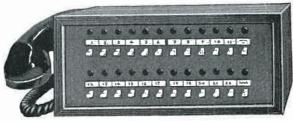
Each flat contains a Modernphone Internal Telephone.

Visitors and tradesmen call residents from the electric porter at the main entrance and can be admitted by remote control.

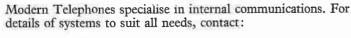


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PROJECT ARCHITECTS

Morgan & Carn, A/A.R.I.B.A., of 12 Grand Avenue, Hove

CONSULTING ARCHITECT

Theo. Birks, F.R.I.B.A., of 38 Portland Place, London, W.1

CONSULTING ENGINEERS

C. J. Pell & Partners, of 4 Manchester Square, London, W.1

QUANTITY SURVEYORS

Wheeler, Rumble & Partners, of 6 Marlborough Place, Brighton and London

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and

Edward Erdman & Co. of 6 Grosvenor Street, London, W.1 and Toronto, Canada

OWNERS SOLICITORS

Bennett & Bennett, of 23 Welbeck Street, London, W.1